

CITY OF WILMINGTON NORTH CAROLINA

CITY OF WILMINGTON PUBLIC INFORMATION REPORT

Winter 2015

In this issue:

5-year plan update

Transportation Bond update

Cross-City Trail update

Long-term growth plan

Special insert:

2014 Annual Progress Report

Key downtown property being redeveloped to spur economic growth

The city has entered into negotiations to redevelop a key property in the heart of downtown that will be one of the biggest developments the city has ever been involved in, the site of the Water Street parking deck.

The city built the deck in the 1960s as part of an effort to rebuild downtown after Atlantic Coast Line Railroad left. The deck has become worn and obsolete and needs to be replaced for current businesses and new expected downtown growth.

The proposal is consistent with the city's downtown growth plan, called Vision 20/20. The plan characterizes the site as a "critical opportunity for redevelopment as a vibrant mixed-use project to activate the waterfront." The plan also cites the need for more permanent downtown residents, especially "young families, professionals, and empty nesters."

How we got here

In 2013, the city partnered with downtown development experts from UNC-Chapel Hill to help determine the best way to re-develop the site in a way that will leverage the public's investment while also maximizing public use and generating further economic growth. The group gathered a significant amount of public input before finalizing a list of redevelopment criteria for City Council consideration.

City Council finalized the criteria and then competitively sought proposals last summer before selecting East-West Partners Management Company, Inc. of Chapel Hill out of several high quality mixed-use proposals as the development firm to begin negotiating with on a multi-use development at the site.

Next steps

Until negotiations and designs are completed over the next few months, exact costs cannot be finalized. However, it is estimated that the city would pay about \$20 million for public parking



Images from East-West Proposal

and for public street improvements, including reopening Chestnut Street to pedestrians.

To help offset public costs, the city will charge market rates for parking and for the right to construct the developer's portion of the project. Based on the current proposal, the developer's costs, including residential units, private parking and retail space, is estimated at approximately \$48 million.

Why we are doing this

This project will result in a public/private revitalization partnership that will:

- Replace existing public parking, including parking for nearby businesses and growth from the site's redevelopment;
- Provide public space and pedestrian-friendly connectivity to Front Street from both Chestnut Street and Bijou Park; and
- Include privately-owned residential and retail uses that will increase the city's tax base and result in more people living downtown, which will stimulate further economic development.

The downtown development experts also estimate that the project will:

- Provide more than 500 jobs during construction;
- Create 130 permanent jobs
- Generate more than \$600,000 in new annual property tax and sales tax revenue countywide when completed.



"Great cities do great things. Projects like this can transform a good downtown into a great downtown."

– Wilmington Mayor Bill Saffo,
State of the City Address, Feb. 9, 2015

Check the back

Want to find out how to receive this newsletter by email or learn more about the city on Facebook or Twitter? Check out the back page to find out more.



 For more information, visit:
www.wilmingtonnc.gov/waterstdeck

City gets new trucks

The City of Wilmington recently put 18 new trucks into service for solid waste pickup to replace older trucks that had consistently been experiencing maintenance issues. Eight of the new trucks will be used for yard waste pickup. Last year, aging trucks and a higher than normal volume of yard waste caused some delays in pickup. Last year, City Council approving purchasing the new trucks for \$3 million, paid for with trash pickup fees.

To ensure yard waste is collected in a timely manner, find tips at www.wilmingtonnc.gov/yardwaste



Investing in our future 5 YEAR IMPROVEMENT PLAN



So far this year, the city has paved almost 20 lane miles as part of the 5-year infrastructure improvement plan, including the \$2.5 million project to repave Darlington Avenue, Covil Avenue and Racine Drive currently underway. This is the third major street repaving project included in a 5-year plan to make \$41 million worth of infrastructure improvements approved by City Council.

The city is also working with Cape Fear Public Utility Authority (CFPUA) to repave Greenville Loop Road following the completion of their sewer project. Street improvements are coordinated with utility projects to minimize the impact to those using the roadways.

Other upcoming projects include Pine Valley (west), 41st Street and 17th Street extension.



www.wilmingtonnc.gov/5yearplan



Transportation Bond projects prioritized

Thanks to our citizens for approving 2014 Transportation Bond!

In February, the City of Wilmington released a prioritized list of projects approved by city voters in the 2014 Transportation Bond. The list provides a broad overview of what projects the city expects to start between 2015-2020, with the goal of completing all projects within five to seven years.

In November 2014, Wilmington residents approved a \$44 million transportation bond to fund 38 identified projects across the city. The projects total \$55 million, with the remaining \$11 million leveraged from planned construction funds. The funds will allow the city to build intersection improvements, sidewalks, multi-use paths and road improvements that will address a variety of transportation needs across the city.

Projects tentatively identified as beginning in 2015 include:

- Additional access for Love Grove neighborhood (expected to take substantial planning, permitting time)
- Streetscape improvements for Dawson and Wooster streets
- Crosswalks at 8th/Dawson & 8th/Wooster intersections
- Multi-use trail on South College Road
- Sidewalks on McClelland Drive, Fairlawn Drive, Clover Road, Gleason Road
- Sidewalks on Dawson Street from Oleander Drive to Wrightsville Avenue



To see the full list, visit www.wilmingtonnc.gov/transportationbond



Citizen input helps develop reports

More than 1,000 citizens attended meetings or provided input online last year as part of the development of a long-term growth plan for Wilmington, called the Comprehensive Plan. The plan is designed to help deal with population growth and coming demographic changes that will change the face of the city over the next 20 years.

After analyzing the public input received, the city has completed two reports as part of a series of documents that will be developed over the next few months to complete the overall comprehensive plan. Those two reports are: the Foundations Report and the Growth Factors Report.

The Foundations Report is a summary of the public input process and the feedback that was collected. The Growth Factors Report is a look at the things that helped Wilmington become what it is today, along with future growth projections and an analysis of the type of development currently in place in Wilmington.

The city is encouraging citizens to take a look at the reports and offer feedback via our online engagement site at connectwilmington.org.



Find the reports at: createwilmington.com



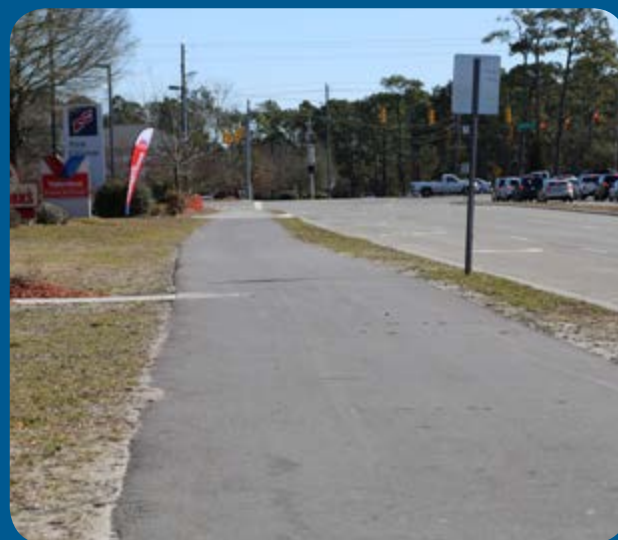
Did you know?

Here are just a few of the facts found in these reports:

- The population of New Hanover County, including Wilmington, is expected to increase by 56% between 2010 and the year 2040, nearly double the rate of North Carolina as a whole.
- Single-family homes make up the largest single land use in the city at almost 40% while offices, institutions and commercial uses make up less than 20%.
- Vacant, buildable land is scarce - only about 13% of the city's total land remains available for development.

Top citizen priorities:

1. More crosswalks, sidewalks, bike lanes and bike paths
2. More natural areas, trails, trees and open spaces



Last section of Gary Shell Cross-City Trail almost complete

The last section of the 15-mile Gary Shell Cross-City Trail will be complete this spring. The remaining portion will be installed after work to put in a large stormwater drainage pipe is completed on Waltmoor Drive. This project has taken longer than anticipated because of the presence of unknown underground utilities and also because the city was able to combine the stormwater project with the Cross-City Trail project to avoid a second disruption in another year or two when more stormwater work planned for the area gets underway. When everything is complete this spring, the improvements will include:

- New sidewalks and bike lanes on Waltmoor and Bethel roads;
- A new 1.3-mile multi-use path on 17th Street from College Road to John D. Barry Drive;
- New drainage improvements and repairs to the existing drainage system;
- Repavement of Waltmoor Road, Bethel Road and 17th Street;
- Crosswalks at the intersections of 17th Street with College Road and John D. Barry Drive.

The city appreciates the cooperation and patience of citizens in the area while this project is being completed.



www.wilmingtonnc.gov/crosscitytrail



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Wilmington, NC 28402

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General Information Phone Numbers

Citizen Services Information341-7800
Emergency..... 911
Police/Non-Emergency343-3600
To find the police district assigned to your neighborhood,
see wilmingtonnc.gov/police
Fire/Non-Emergency341-7846
Parks and Recreation.....341-7855
Parks Hotline341-7852
Street Maintenance341-7879
Parking762-5678
Zoning254-0900
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Cape Fear Public Utility Authority332-6550
Code Enforcement341-3266

Look for the  for information

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can sign up to receive this newsletter by email
instead of direct mail. If you are interested, please
email the city with your name and regular mailing
address to: newsletter@wilmingtonnc.gov

City Council Meetings

City Council meetings are generally held on the
first and third Tuesday of the month at 6:30 p.m.
at City Hall. For more information, see the city's
web site at: wilmingtonnc.gov

City Council Meetings on GTV8

Council meetings are broadcast live on GTV8,
the city channel on Timewarner Cable. Council
meetings are replayed:

- ~ Wednesday, Thursday, Friday, the week of
the Council meeting at 10 a.m. and 8 p.m.
- ~ Wednesday, Thursday, Friday, the week after
the Council meeting at 11:30 p.m.

This Week From City Hall

Catch a summary of city events and activities on
GTV8's "This Week From City Hall," airing twice
daily at 10 a.m. and 8 p.m.

GTV8 online

All GTV8 programming can be found on the city's
website, live or on-demand. From the front page,
simply click on "online videos." Then, select the
program you want to watch.

City information at your fingertips



On the web:

www.wilmingtonnc.gov



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